105.0	0002	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,179,500 / 1,179,500
					USE VALUE:	1,179,500 / 1,179,500
					ASSESSED:	1,179,500 / 1,179,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEIERMANN JOSEPH &
Owner 2:	DERBY STEPHEN W
Owner 3:	
Street 1:	35 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GEIERMANN JOSEPH -
Owner 2:	-
Street 1:	35 MORNINGSIDE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Wood Shingle Exterior and 2854 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	674,200	1,300	504,000	1,179,500
Total Card	0.230	674,200	1,300	504,000	1,179,500
Total Parcel	0.230	674,200	1,300	504,000	1,179,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.28 | /Parcel: 413.2

Legal Description

User Acct 67368

GIS Ref

GIS Ref

Insp Date 10/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 105.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	674,100	1300	10,000.	504,000	1,179,400	1,179,400	Year End Roll	12/18/2019
2019	101	FV	510,100	0	10,000.	504,000	1,014,100	1,014,100	Year End Roll	1/3/2019
2018	101	FV	510,100	0	10,000.	432,000	942,100	942,100	Year End Roll	12/20/2017
2017	101	FV	510,100	0	10,000.	403,200	913,300	913,300	Year End Roll	1/3/2017
2016	101	FV	510,100	0	10,000.	345,600	855,700	855,700	Year End	1/4/2016
2015	101	FV	489,600	0	10,000.	309,600	799,200	799,200	Year End Roll	12/11/2014
2014	101	FV	489,600	0	10,000.	286,600	776,200	776,200	Year End Roll	12/16/2013
2013	101	FV	489,600	0	10,000.	273,200	762,800	762,800		12/13/2012

!8314!

PRINT

Date	Time
12/10/20	22:53:33

LAST REV

Date	Time
09/06/19	13:37:40

apro

8314

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEIERMANN JOSEP	1429-93		1/14/2013	Convenience	1	No	No		
BRUCE JOHN	1378-119		12/15/2009		695,000	No	No		
SPIERS PETER/ME	1298-150		4/15/2005		741,000	No	No		
ARBEELY DOUGLAS	1247-6		1/14/2002		585,000	No	No		
O`BRIEN MARY	1179-64		10/29/1997		253,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2002	568	Redo Bat	18,000	C		G4	GR FY04	REMODEL 2 BATHS
2/11/2000	367	Addition	27,000	C				ADD BEDROOM TO DOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
6/9/2009	Measured	189	PATRIOT
9/25/2005	MLS	HC	Helen Chinal
5/6/2002	Inspected	PM	Peter M
11/10/1999	Mailer Sent		
10/27/1999	Measured	263	PATRIOT
9/13/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67368
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	4									504,000						504,000	

Total AC/HA:	0.22957	Total SF/SM:	10000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	504,000	Spl Credit		Total:	504,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11563194
Const Adj.:	1.00999999
Adj $ / SQ:	140.849
Other Features:	109001
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	706710
Depreciation:	32509
Depreciated Total:	674202

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

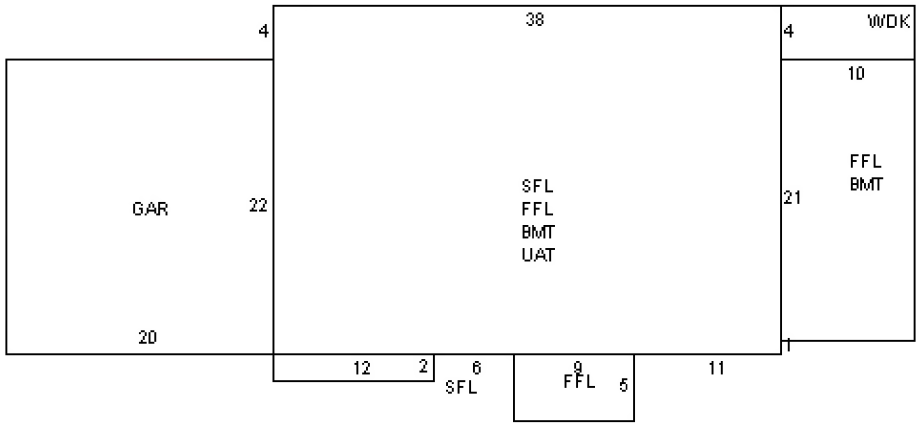
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.33
Special Features:	0	Val/Su Net:	161.29
Final Total:	674200	Val/Su SzAd	298.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,243	140.850	175,075
BMT	Basement	1,198	67.610	80,994
SFL	Second Floor	1,012	140.850	142,539
GAR	Garage	440	20.890	9,191
UAT	Upper Attic	247	56.340	13,916
WDK	Deck	40	16.160	646

Net Sketched Area:	4,180			Total:	422,361
Size Ad	2255	Gross Are	4921	FinArea	2854

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 105.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20x25	A	AV	2000	3.00	T	15.2	101			1,300			1,300
2	Frame Shed	D	Y	1	10x10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	1,300	Total Special Featues:	Total: 1,300